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## 2015 Commission Summary for Nance County

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### Residential Real Property - Current

|                        |             |                                    |          |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales        | 101         | Median                             | 97.56    |
| Total Sales Price      | \$6,840,339 | Mean                               | 99.82    |
| Total Adj. Sales Price | \$6,840,339 | Wgt. Mean                          | 93.81    |
| Total Assessed Value   | \$6,417,190 | Average Assessed Value of the Base | \$56,999 |
| Avg. Adj. Sales Price  | \$67,726    | Avg. Assessed Value                | \$63,537 |

### Confidence Interval - Current

|   |                 |
|---|-----------------|
| 95% Median C.I  | 93.65 to 98.49  |
| 95% Wgt. Mean C.I   | 89.40 to 98.23  |
| 95% Mean C.I  | 93.16 to 106.48 |
| % of Value of the Class of all Real Property Value in the | 8.54            |
| % of Records Sold in the Study Period                     | 6.69            |
| % of Value Sold in the Study Period                       | 7.46            |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2014 | 86              | 98  | 97.73  |
| 2013 | 73              | 97  | 97.13  |
| 2012 | 85              | 96  | 96.24  |
| 2011 | 100             | 93  | 93     |

## 2015 Commission Summary for Nance County

### Commercial Real Property - Current

|                        |           |                                    |           |
|------------------------|-----------|------------------------------------|-----------|
| Number of Sales        | 13        | Median                             | 90.15     |
| Total Sales Price      | \$598,700 | Mean                               | 96.65     |
| Total Adj. Sales Price | \$580,700 | Wgt. Mean                          | 87.56     |
| Total Assessed Value   | \$508,450 | Average Assessed Value of the Base | \$138,992 |
| Avg. Adj. Sales Price  | \$44,669  | Avg. Assessed Value                | \$39,112  |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 72.07 to 107.92 |
| 95% Wgt. Mean C.I  | 76.79 to 98.32  |
| 95% Mean C.I   | 79.79 to 113.51 |
| % of Value of the Class of all Real Property Value in the County | 2.88            |
| % of Records Sold in the Study Period                            | 6.22            |
| % of Value Sold in the Study Period                              | 1.75            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2014 | 13              | 100 | 96.90  |
| 2013 | 11              |     | 97.57  |
| 2012 | 7               |     | 96.90  |
| 2011 | 7               |     | 97     |



## 2015 Opinions of the Property Tax Administrator for Nance County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

| Class                            | Level of Value | Quality of Assessment                              | Non-binding recommendation |
|----------------------------------|----------------|--|----------------------------|
| <b>Residential Real Property</b> | <b>98</b>      | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |
| <b>Commercial Real Property</b>  | <b>100</b>     | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |
| <b>Agricultural Land</b>         | <b>73</b>      | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |

*\*\*A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2015.




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Ruth A. Sorensen  
Property Tax Administrator



## **2015 Residential Assessment Actions for Nance County**

Nance County's residential land is made into four (4) valuation groupings. Annually, the county conducts a market analysis to include the qualified residential sales during the current sales period (October 1, 2012 – September 30, 2014).

Fullerton was represented with 53 sales.

Genoa and Suburban Genoa were represented with 30 sales.

Belgrade was represented with 10 sales.

Rural Nance was represented with 8 sales.

Adjustments were made as necessary upon review of each valuation grouping for 2015 to stay statistically compliant.

Annually, aerial photography, zoning permits, and improvements forms are used by the Nance County Assessor and staff to pick up new construction on residential parcels within the county.

Nance County's appraiser is Jerry Knoche, a part-time employee of the county. Nance County will begin their rural residential review in 2015. In 2014, Nance County contracted with GIS Workshop to fly over the county and produce new oblique imagery in order to assist in the rural review that will take place over two years (2015-2016). Costing tables were updated from 2010 to 2014 to utilize current costing when reviewing rural residential properties.

## 2015 Residential Assessment Survey for Nance County

| <b>1.</b>                 | <b>Valuation data collection done by:</b>  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
|---------------------------|--|------------------------|--------------------------------|--------------------------------|---------------------------|--|------------------------|---|--------------------------------|---|------|---|------|---|----|------|------|------|------|----|------|------|------|------|----|------|------|------|-----------|
|                           | Assessor and staff   |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| <b>2.</b>                 | <b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
|                           | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Fullerton - County seat and largest city in the county located on State Highways 14 &amp; 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - All residential properties not within the boundaries of a municipality or subdivision</td> </tr> </tbody> </table>  |                        |                                |                                | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01                     | Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable. | 02                             | Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited. | 03   | Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable. | 04   | Rural - All residential properties not within the boundaries of a municipality or subdivision |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u>   |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| 01                        | Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| 02                        | Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| 03                        | Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| 04                        | Rural - All residential properties not within the boundaries of a municipality or subdivision  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| <b>3.</b>                 | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>   |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
|                           | Cost and sales comparison approaches   |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| <b>4.</b>                 | <b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
|                           | Depreciation tables are developed based on local market information  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| <b>5.</b>                 | <b>Are individual depreciation tables developed for each valuation grouping?</b>   |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
|                           | Yes  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| <b>6.</b>                 | <b>Describe the methodology used to determine the residential lot values?</b>  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
|                           | Sales and size comparison of value in each town  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| <b>7.</b>                 | <b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>   |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
|                           | All lots are treated the same; no applications to combine lots have been received  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| <b>8.</b>                 | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">04</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2009/2014</td> </tr> </tbody> </table> |                        |                                |                                | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u>           | <u>Date of Costing</u> | <u>Date of Lot Value Study</u>  | <u>Date of Last Inspection</u> | 01  | 2013 | 2014  | 2013 | 2013  | 02 | 2013 | 2014 | 2013 | 2014 | 03 | 2013 | 2014 | 2013 | 2014 | 04 | 2013 | 2014 | 2013 | 2009/2014 |
| <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u>   | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| 01                        | 2013   | 2014                   | 2013                           | 2013                           |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| 02                        | 2013   | 2014                   | 2013                           | 2014                           |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| 03                        | 2013   | 2014                   | 2013                           | 2014                           |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| 04                        | 2013   | 2014                   | 2013                           | 2009/2014                      |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |
| County 63 - Page 9        |  |                        |                                |                                |                           |  |                        |   |                                |   |      |   |      |   |    |      |      |      |      |    |      |      |      |      |    |      |      |      |           |



# **2015 Residential Correlation Section for Nance County**

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## **County Overview**

Nance County is located in central Nebraska approximately 40 miles northeast of Grand Island. There are three communities located in this rural, agricultural-based county. Fullerton (pop. 1,307), located in the center of the county, is the county seat and largest community. Genoa (pop. 1,003) is a bedroom community located 20 miles west of Columbus. Belgrade (pop. 126) is a village located on the banks of the Cedar River. Each community has a distinctive residential market, based on proximity to larger cities, schools, and retail services.

## **Description of Analysis**

Four valuation groupings have been identified based on unique market influences. The statistical sampling of 101 qualified sales will be considered an adequate and reliable sample for the measurement of the residential class of property in Nance County. Only valuation groups 01 (Fullerton) and 03 (Genoa) have a sufficient number of sales representative of the population.

The measures of central tendency are a reliable indicator that a level of value within the acceptable range has been reached. The overall qualitative statistics are above the recommended range; however, exclusion of sales less than \$10,000 brings them into the recommended range. Review of changes to the sales file and abstract of assessment are reflective of assessment actions reported by the assessor.

## **Sales Qualification**

The Department annually conducts a sales verification review for all counties. Sales verification is conducted by the county through the use of questionnaires. Review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arm's length transactions were made available for the measurement of real property in the county. Approximately seventy percent of the improved residential transactions were considered to be qualified sales. It has been determined that the county utilized an acceptable portion of available sales; there is no evidence of excessive trimming in the file.

## **Equalization and Quality of Assessment**

The Department conducts a yearly analysis of counties within the state to systematically review assessment practices. This review was conducted in Nance County in 2014. Based on the review, assessment practices are determined to be in compliance with professionally accepted mass appraisal standards.

## **2015 Residential Correlation Section for Nance County**

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### **Level of Value**

Based on the analysis of all available information, the level of value of residential property in Nance County is determined to be 98%.



## **2015 Commercial Assessment Actions for Nance County**

Nance County was represented with 13 commercial sales for the current sales period (October 1, 2011 – September 30, 2014). Adjustments and/or other assessment actions were made as necessary to properly value the commercial class.

Annually, aerial photography, zoning permits, and improvement forms are used by the Nance County Assessor and staff to pick up new construction on commercial parcels within the county.

Costing tables were updated from 2010 to 2014 to utilize current costing when reviewing commercial properties.

## 2015 Commercial Assessment Survey for Nance County

|            |   |  |                        |                                |                                |
|------------|---|--|------------------------|--------------------------------|--------------------------------|
| <b>1.</b>  | <b>Valuation data collection done by:</b>   |  |                        |                                |                                |
|            | Assessor and staff  |  |                        |                                |                                |
| <b>2.</b>  | <b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>   |  |                        |                                |                                |
|            | <u>Valuation Grouping</u>   | <u>Description of unique characteristics</u>   |                        |                                |                                |
|            | 01  | Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade and business center |                        |                                |                                |
|            | 02  | Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited commercial market.   |                        |                                |                                |
|            | 03  | Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; limited commercial market   |                        |                                |                                |
|            | 04  | Rural - All commercial properties not located in a municipality  |                        |                                |                                |
| <b>3.</b>  | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>   |  |                        |                                |                                |
|            | Cost approach less depreciation derived from market   |  |                        |                                |                                |
| <b>3a.</b> | <b>Describe the process used to determine the value of unique commercial properties.</b>  |  |                        |                                |                                |
|            | On staff appraiser uses cost and sales comparison approaches; state sales file query  |  |                        |                                |                                |
| <b>4.</b>  | <b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b> |  |                        |                                |                                |
|            | Depreciation tables are developed based on local market information   |  |                        |                                |                                |
| <b>5.</b>  | <b>Are individual depreciation tables developed for each valuation grouping?</b>  |  |                        |                                |                                |
|            | Yes   |  |                        |                                |                                |
| <b>6.</b>  | <b>Describe the methodology used to determine the commercial lot values.</b>  |  |                        |                                |                                |
|            | Reviewing sales of commercial property  |  |                        |                                |                                |
| <b>7.</b>  | <u>Valuation Grouping</u>   | <u>Date of Depreciation Tables</u>   | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|            | 01  | 2012   | 2014                   | 2010                           | 2012                           |
|            | 02  | 2012   | 2014                   | 2010                           | 2012                           |
|            | 03  | 2011   | 2014                   | 2010                           | 2012                           |
|            | 04  | 2012   | 2014                   | 2010                           | 2012                           |

# **2015 Commercial Correlation Section for Nance County**

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## **County Overview**

Nance County is located in central Nebraska approximately 40 miles northeast of Grand Island. There are three communities located in the rural, agricultural-based economy. The largest employers are in Fullerton and Genoa and are comprised of agricultural-based and healthcare businesses. The commercial market in the county is sporadic and not at all organized.

## **Description of Analysis**

There are 186 improved parcels in Nance County represented by 52 different occupancy codes. There is not an organized commercial market, and differing market influences have not been identified. Only 13 qualified commercial sales occurred during the study period; the sample is considered unrepresentative of the commercial population and not reliable to indicate a level of value.

## **Sales Qualification**

The Department annually conducts a sales verification review for all counties. A review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arm's length transactions were made available for the measurement of real property in the county.

## **Equalization and Quality of Assessment**

The Department conducts a yearly analysis of counties within the state to systematically review assessment practices. This review was conducted in Nance County in 2014. Based on the review, assessment practices are determined to be in compliance with professionally accepted mass appraisal standards.

## **Level of Value**

Based on analysis of all available information, the level of value of the commercial property in Nance County is determined to be at the statutory level of 100%.



## **2015 Agricultural Assessment Actions for Nance County**

Market analysis is conducted annually on Nance County's agricultural land. The land sales within the current sales period (October 1, 2011 – September 30, 2014) were reviewed and adjustments were made to stay statistically compliant.

Changes were made to some classes and subclasses for agland. Irrigated cropland increased 3% - 69% countywide. Dry land increased 7% - 49% countywide. Grassland increased 8% - 51% countywide.

CRP/WRP acre values were adjusted following market studies indicating increases necessary (CRP +18% - 22%, WRP +100%).

## 2015 Agricultural Assessment Survey for Nance County

| <b>1.</b>          | <b>Valuation data collection done by:</b>   |                                |  |                                |    |   |      |    |  |      |
|--------------------|---|--------------------------------|--|--------------------------------|----|---|------|----|--|------|
|                    | Assessor and staff  |                                |  |                                |    |   |      |    |  |      |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>   |                                |  |                                |    |   |      |    |  |      |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table> | <u>Market Area</u>             | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies. | 2014 | 02 | This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County. | 2014 |
| <u>Market Area</u> | <u>Description of unique characteristics</u>  | <u>Year Land Use Completed</u> |  |                                |    |   |      |    |  |      |
| 01                 | This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.   | 2014                           |  |                                |    |   |      |    |  |      |
| 02                 | This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.  | 2014                           |  |                                |    |   |      |    |  |      |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>   |                                |  |                                |    |   |      |    |  |      |
|                    | Common geographic characteristics, topography, market characteristics   |                                |  |                                |    |   |      |    |  |      |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>   |                                |  |                                |    |   |      |    |  |      |
|                    | Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 531's for future reference.   |                                |  |                                |    |   |      |    |  |      |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>  |                                |  |                                |    |   |      |    |  |      |
|                    | Yes   |                                |  |                                |    |   |      |    |  |      |
| <b>6.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>   |                                |  |                                |    |   |      |    |  |      |
|                    | Questionnaires, buyer/seller interviews by phone or correspondence, and location  |                                |  |                                |    |   |      |    |  |      |
| <b>7.</b>          | <b>Have special valuation applications been filed in the county? If so, answer the following:</b>   |                                |  |                                |    |   |      |    |  |      |
|                    | No  |                                |  |                                |    |   |      |    |  |      |

## Nance County 2015 Average Acre Value Comparison

| County  | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|---------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Nance   | 1        | 4,508 | 4,500 | 4,493 | 4,479 | 4,429 | 4,424 | 4,398 | 4,397 | <b>4,463</b>     |
| Nance   | 2        | 5,450 | 5,430 | 5,400 | 5,320 | 5,315 | 5,315 | 5,300 | 5,295 | <b>5,385</b>     |
| Boone   | 1        | 5,995 | 5,993 | 5,847 | 5,806 | 5,646 | 5,649 | 5,250 | 5,155 | <b>5,691</b>     |
| Greeley | 2        | n/a   | 5,050 | 4,870 | 4,400 | 4,300 | 4,160 | 4,120 | 3,790 | <b>4,428</b>     |
| Howard  | 7100     | 4,950 | 4,950 | 4,500 | 4,400 | 4,100 | 3,900 | 3,600 | 3,600 | <b>4,025</b>     |
| Merrick | 1        | 5,500 | 5,300 | 5,100 | 4,900 | 4,700 | 4,600 | 4,100 | 3,600 | <b>4,798</b>     |
| Platte  | 3        | 6,300 | n/a   | 5,750 | 5,420 | 5,125 | 4,697 | 4,500 | 4,050 | <b>5,205</b>     |
| Platte  | 6        | 8,495 | 8,000 | 7,262 | 6,876 | 6,600 | 6,200 | 5,801 | 5,200 | <b>7,074</b>     |

| County  | Mkt Area | 1D1   | 1D    | 2D1   | 2D    | 3D1   | 3D    | 4D1   | 4D    | WEIGHTED AVG DRY |
|---------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Nance   | 1        | 3,389 | 3,386 | 3,366 | 3,343 | 3,340 | 3,324 | 3,344 | 3,344 | <b>3,359</b>     |
| Nance   | 2        | 5,140 | 5,100 | 4,978 | 4,950 | 4,950 | 4,930 | 4,910 | 4,850 | <b>4,990</b>     |
| Boone   | 1        | 5,185 | 5,181 | 4,913 | 4,871 | 4,791 | 4,805 | 4,457 | 4,463 | <b>4,836</b>     |
| Greeley | 2        | n/a   | 2,600 | 2,500 | 2,500 | 2,400 | 2,300 | 2,150 | 2,000 | <b>2,284</b>     |
| Howard  | 7100     | 2,600 | 2,600 | 2,500 | 2,500 | 2,400 | 2,300 | 2,150 | 2,000 | <b>2,296</b>     |
| Merrick | 1        | 3,100 | 2,795 | 2,600 | 2,475 | 2,300 | 2,275 | 2,000 | 1,945 | <b>2,357</b>     |
| Platte  | 3        | 5,569 | n/a   | 5,175 | 4,902 | 4,725 | 4,222 | 3,597 | 3,000 | <b>4,525</b>     |
| Platte  | 6        | 7,294 | 7,000 | 6,414 | 6,133 | 6,098 | 5,699 | 4,898 | 3,900 | <b>6,154</b>     |

| County  | Mkt Area | 1G1   | 1G    | 2G1   | 2G    | 3G1   | 3G    | 4G1   | 4G    | WEIGHTED AVG GRASS |
|---------|----------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Nance   | 1        | 1,229 | 1,250 | 1,218 | 1,221 | 1,225 | 1,197 | 1,224 | 1,174 | <b>1,198</b>       |
| Nance   | 2        | 1,697 | 1,765 | 1,619 | 1,621 | 1,701 | 1,683 | 1,637 | 1,515 | <b>1,583</b>       |
| Boone   | 1        | 1,485 | 1,632 | 1,364 | 1,338 | 1,482 | 1,489 | 1,291 | 1,283 | <b>1,392</b>       |
| Greeley | 2        | n/a   | 1,055 | 1,003 | 1,018 | 990   | 1,000 | 968   | 948   | <b>959</b>         |
| Howard  | 7100     | 1,450 | 1,450 | 1,300 | 1,300 | 1,250 | 1,200 | 1,175 | 1,150 | <b>1,183</b>       |
| Merrick | 1        | 1,962 | 1,847 | 1,579 | 1,495 | 1,395 | 1,296 | 1,244 | 1,165 | <b>1,311</b>       |
| Platte  | 3        | 1,774 | 1,328 | 1,760 | 1,683 | 1,559 | 1,420 | 1,477 | 1,215 | <b>1,380</b>       |
| Platte  | 6        | 2,016 | 2,058 | 1,823 | 1,971 | 1,846 | 1,756 | 1,774 | 1,493 | <b>1,758</b>       |

Source: 2015 Abstract of Assessment, Form 45, Schedule IX

# 2015 Agricultural Correlation Section for Nance County

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## County Overview

Nance County is located in central Nebraska. Two rivers flow through the County; the Loup River and the Cedar River, which flows into the Loup northeast of Fullerton. The majority of the county is within the Lower Loup Natural Resource District (LLNRD). The southeast corner of the county is in the Central Platte Natural Resource District (CPNRD). The CPNRD has a groundwater management program that includes well registration and metering, nitrogen use, irrigation runoff and groundwater level monitoring as part of its participation in the Cooperative Agreement on the Platte River. Both NRDs require certification of irrigated acres. The majority of the irrigated land is center pivot irrigation.

The county is split into two market areas. Area one includes the area south of the Loup River and an area in the northwest portion of the county and consists of more silty soils in some areas; the topography tends to have steep hills with valleys and gullies. Area 2 contains the Twin Loups Reclamation District and an area in the northeast portion of the county. The topography tends to be mostly flat with few gradual hills and contains more fertile soils.

## Description of Analysis

Analysis of the agricultural sales during the three-year study period within the county indicates the sample does not contain a proportionate distribution of sales among each year of the study period. The way the sales are distributed over the study period may cause Nance County to be compared to a different time standard than others as the second year of the study period is overrepresented compared to the first and third years. Sales were sought from comparable areas surrounding Nance County with similar soils and physical characteristics. A total of 58 sales were used in the analysis; sales were proportionately distributed and representative of the land uses that exist within the county.

The assessment actions taken by the assessor reflect adjustments typical for the region; values were increased in all land capability groupings for all three classes of agricultural land and resulted in values that compare well to adjoining counties. The statistics support that an overall acceptable level of value has been obtained.

## Sales Qualification

The Department annually conducts a sales verification review for all counties. A review of the non-qualified sales roster demonstrates no apparent bias exists in the determination of qualified sales and that all arm's length transactions were made available for the measurement of real property in the county. Measurement was done utilizing all available information; there is no evidence of excessive trimming in the file.

## **2015 Agricultural Correlation Section for Nance County**

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### **Equalization and Quality of Assessment**

The values established by the assessor have created equalization within the county and with the surrounding counties. The quality of assessment of agricultural land has been determined to be in compliance with professionally accepted mass appraisal standards.

### **Level of Value**

Based on analysis of all available information, the level of value of agricultural property in Nance County is 73%.



**63 Nance**  
**RESIDENTIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 101  
Total Sales Price : 6,840,339  
Total Adj. Sales Price : 6,840,339  
Total Assessed Value : 6,417,190  
Avg. Adj. Sales Price : 67,726  
Avg. Assessed Value : 63,537

MEDIAN : 98  
WGT. MEAN : 94  
MEAN : 100  
COD : 19.12  
PRD : 106.41

COV : 34.20  
STD : 34.14  
Avg. Abs. Dev : 18.65  
MAX Sales Ratio : 325.75  
MIN Sales Ratio : 48.26

95% Median C.I. : 93.65 to 98.49  
95% Wgt. Mean C.I. : 89.40 to 98.23  
95% Mean C.I. : 93.16 to 106.48

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| <b>DATE OF SALE *</b>  |       |        |        |          |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| <u>Qrtrs</u>           |       |        |        |          |       |        |       |        |                 |            |           |
| 01-OCT-12 To 31-DEC-12 | 12    | 102.41 | 116.01 | 94.42    | 23.70 | 122.87 | 62.96 | 215.10 | 96.60 to 137.78 | 51,888     | 48,994    |
| 01-JAN-13 To 31-MAR-13 | 10    | 97.91  | 105.18 | 102.28   | 11.63 | 102.84 | 86.86 | 178.86 | 93.23 to 107.62 | 55,680     | 56,951    |
| 01-APR-13 To 30-JUN-13 | 16    | 99.10  | 103.22 | 98.80    | 22.38 | 104.47 | 66.02 | 161.00 | 77.16 to 127.04 | 59,112     | 58,403    |
| 01-JUL-13 To 30-SEP-13 | 17    | 93.41  | 92.16  | 93.80    | 08.74 | 98.25  | 55.83 | 125.18 | 86.23 to 98.49  | 78,721     | 73,844    |
| 01-OCT-13 To 31-DEC-13 | 10    | 92.04  | 94.07  | 91.00    | 15.82 | 103.37 | 69.75 | 136.45 | 78.39 to 109.00 | 86,715     | 78,914    |
| 01-JAN-14 To 31-MAR-14 | 10    | 98.89  | 98.84  | 104.33   | 16.38 | 94.74  | 57.33 | 143.96 | 72.81 to 119.23 | 64,280     | 67,065    |
| 01-APR-14 To 30-JUN-14 | 16    | 83.10  | 97.94  | 81.46    | 35.57 | 120.23 | 52.54 | 325.75 | 69.61 to 105.50 | 70,713     | 57,604    |
| 01-JUL-14 To 30-SEP-14 | 10    | 97.29  | 92.39  | 93.61    | 12.97 | 98.70  | 48.26 | 113.50 | 73.28 to 109.76 | 73,550     | 68,851    |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |            |           |
| 01-OCT-12 To 30-SEP-13 | 55    | 97.62  | 102.95 | 96.64    | 17.28 | 106.53 | 55.83 | 215.10 | 93.87 to 99.77  | 62,973     | 60,859    |
| 01-OCT-13 To 30-SEP-14 | 46    | 95.46  | 96.09  | 90.91    | 21.74 | 105.70 | 48.26 | 325.75 | 83.91 to 99.91  | 73,410     | 66,738    |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |            |           |
| 01-JAN-13 To 31-DEC-13 | 53    | 97.10  | 98.31  | 95.70    | 15.02 | 102.73 | 55.83 | 178.86 | 93.23 to 98.66  | 69,962     | 66,952    |
| <u>ALL</u>             | 101   | 97.56  | 99.82  | 93.81    | 19.12 | 106.41 | 48.26 | 325.75 | 93.65 to 98.49  | 67,726     | 63,537    |

| <b>VALUATION GROUPING</b> |       |        |        |          |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 01                        | 53    | 93.37  | 94.70  | 89.42    | 21.05 | 105.90 | 48.26 | 215.10 | 85.77 to 97.91  | 57,977     | 51,841    |
| 02                        | 10    | 96.71  | 106.82 | 96.59    | 25.80 | 110.59 | 57.33 | 165.56 | 81.07 to 161.00 | 13,940     | 13,464    |
| 03                        | 30    | 99.71  | 108.28 | 99.05    | 14.13 | 109.32 | 77.16 | 325.75 | 97.82 to 102.87 | 76,546     | 75,819    |
| 04                        | 8     | 95.34  | 93.34  | 94.64    | 15.89 | 98.63  | 62.96 | 126.99 | 62.96 to 126.99 | 166,469    | 157,549   |
| <u>ALL</u>                | 101   | 97.56  | 99.82  | 93.81    | 19.12 | 106.41 | 48.26 | 325.75 | 93.65 to 98.49  | 67,726     | 63,537    |

| <b>PROPERTY TYPE *</b> |       |        |       |          |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 01                     | 101   | 97.56  | 99.82 | 93.81    | 19.12 | 106.41 | 48.26 | 325.75 | 93.65 to 98.49  | 67,726     | 63,537    |
| 06                     |       |        |       |          |       |        |       |        |                 |            |           |
| 07                     |       |        |       |          |       |        |       |        |                 |            |           |
| <u>ALL</u>             | 101   | 97.56  | 99.82 | 93.81    | 19.12 | 106.41 | 48.26 | 325.75 | 93.65 to 98.49  | 67,726     | 63,537    |

**63 Nance**  
**RESIDENTIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

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 Total Assessed Value : 6,417,190  
 Avg. Adj. Sales Price : 67,726  
 Avg. Assessed Value : 63,537

MEDIAN : 98  
 WGT. MEAN : 94  
 MEAN : 100  
 COD : 19.12  
 PRD : 106.41

COV : 34.20  
 STD : 34.14  
 Avg. Abs. Dev : 18.65  
 MAX Sales Ratio : 325.75  
 MIN Sales Ratio : 48.26

95% Median C.I. : 93.65 to 98.49  
 95% Wgt. Mean C.I. : 89.40 to 98.23  
 95% Mean C.I. : 93.16 to 106.48

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| SALE PRICE *               |       |        |        |          |       |        |        |        |                 |            | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| <u>Low \$ Ranges</u>       |       |        |        |          |       |        |        |        |                 |            |           |      |
| Less Than 5,000            | 4     | 127.33 | 119.39 | 111.17   | 34.48 | 107.39 | 57.33  | 165.56 | N/A             | 3,100      | 3,446     |      |
| Less Than 15,000           | 17    | 105.50 | 125.71 | 119.62   | 38.49 | 105.09 | 53.00  | 325.75 | 93.65 to 161.00 | 8,782      | 10,505    |      |
| Less Than 30,000           | 26    | 101.39 | 118.04 | 111.02   | 30.74 | 106.32 | 53.00  | 325.75 | 94.92 to 127.04 | 12,819     | 14,232    |      |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |        |        |                 |            |           |      |
| Greater Than 4,999         | 97    | 97.56  | 99.02  | 93.78    | 18.05 | 105.59 | 48.26  | 325.75 | 93.42 to 98.49  | 70,391     | 66,014    |      |
| Greater Than 14,999        | 84    | 96.82  | 94.58  | 93.24    | 14.37 | 101.44 | 48.26  | 178.86 | 93.23 to 97.95  | 79,655     | 74,269    |      |
| Greater Than 29,999        | 75    | 96.60  | 93.51  | 92.93    | 14.70 | 100.62 | 48.26  | 178.86 | 88.72 to 98.21  | 86,761     | 80,629    |      |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |        |        |                 |            |           |      |
| 0 TO 4,999                 | 4     | 127.33 | 119.39 | 111.17   | 34.48 | 107.39 | 57.33  | 165.56 | N/A             | 3,100      | 3,446     |      |
| 5,000 TO 14,999            | 13    | 105.50 | 127.65 | 120.39   | 37.53 | 106.03 | 53.00  | 325.75 | 93.87 to 143.96 | 10,530     | 12,677    |      |
| 15,000 TO 29,999           | 9     | 97.56  | 103.57 | 104.04   | 11.61 | 99.55  | 81.07  | 136.45 | 93.41 to 131.08 | 20,444     | 21,271    |      |
| 30,000 TO 59,999           | 29    | 97.70  | 97.59  | 96.48    | 19.85 | 101.15 | 48.26  | 178.86 | 86.86 to 107.62 | 44,195     | 42,640    |      |
| 60,000 TO 99,999           | 26    | 93.37  | 89.20  | 88.85    | 09.93 | 100.39 | 52.54  | 105.76 | 85.77 to 97.95  | 78,029     | 69,328    |      |
| 100,000 TO 149,999         | 9     | 86.43  | 88.99  | 88.86    | 15.17 | 100.15 | 69.61  | 119.23 | 73.74 to 101.86 | 123,656    | 109,884   |      |
| 150,000 TO 249,999         | 10    | 97.87  | 93.58  | 92.80    | 09.72 | 100.84 | 62.96  | 112.52 | 80.42 to 103.01 | 183,375    | 170,166   |      |
| 250,000 TO 499,999         | 1     | 126.99 | 126.99 | 126.99   | 00.00 | 100.00 | 126.99 | 126.99 | N/A             | 250,000    | 317,465   |      |
| 500,000 TO 999,999         |       |        |        |          |       |        |        |        |                 |            |           |      |
| 1,000,000 +                |       |        |        |          |       |        |        |        |                 |            |           |      |
| <u>ALL</u>                 | 101   | 97.56  | 99.82  | 93.81    | 19.12 | 106.41 | 48.26  | 325.75 | 93.65 to 98.49  | 67,726     | 63,537    |      |

**63 Nance**  
**COMMERCIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 13  
Total Sales Price : 598,700  
Total Adj. Sales Price : 580,700  
Total Assessed Value : 508,450  
Avg. Adj. Sales Price : 44,669  
Avg. Assessed Value : 39,112

MEDIAN : 90  
WGT. MEAN : 88  
MEAN : 97  
COD : 21.77  
PRD : 110.38

COV : 28.86  
STD : 27.89  
Avg. Abs. Dev : 19.63  
MAX Sales Ratio : 158.20  
MIN Sales Ratio : 60.12

95% Median C.I. : 72.07 to 107.92  
95% Wgt. Mean C.I. : 76.79 to 98.32  
95% Mean C.I. : 79.79 to 113.51

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**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u>           |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-11 To 31-DEC-11 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-12 To 31-MAR-12 | 1     | 90.15  | 90.15  | 90.15    | 00.00 | 100.00 | 90.15 | 90.15  | N/A             | 6,600                | 5,950          |
| 01-APR-12 To 30-JUN-12 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JUL-12 To 30-SEP-12 | 2     | 127.89 | 127.89 | 119.82   | 23.71 | 106.74 | 97.57 | 158.20 | N/A             | 27,250               | 32,650         |
| 01-OCT-12 To 31-DEC-12 | 3     | 89.62  | 93.68  | 89.68    | 05.24 | 104.46 | 88.66 | 102.75 | N/A             | 60,167               | 53,955         |
| 01-JAN-13 To 31-MAR-13 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-APR-13 To 30-JUN-13 | 1     | 64.27  | 64.27  | 64.27    | 00.00 | 100.00 | 64.27 | 64.27  | N/A             | 65,000               | 41,775         |
| 01-JUL-13 To 30-SEP-13 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-13 To 31-DEC-13 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-14 To 31-MAR-14 | 2     | 76.43  | 76.43  | 77.99    | 05.70 | 98.00  | 72.07 | 80.79  | N/A             | 93,500               | 72,920         |
| 01-APR-14 To 30-JUN-14 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JUL-14 To 30-SEP-14 | 4     | 105.80 | 103.09 | 100.71   | 20.03 | 102.36 | 60.12 | 140.63 | N/A             | 21,775               | 21,930         |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-11 To 30-SEP-12 | 3     | 97.57  | 115.31 | 116.61   | 23.24 | 98.89  | 90.15 | 158.20 | N/A             | 20,367               | 23,750         |
| 01-OCT-12 To 30-SEP-13 | 4     | 89.14  | 86.33  | 82.95    | 11.06 | 104.07 | 64.27 | 102.75 | N/A             | 61,375               | 50,910         |
| 01-OCT-13 To 30-SEP-14 | 6     | 92.24  | 94.20  | 85.21    | 25.16 | 110.55 | 60.12 | 140.63 | 60.12 to 140.63 | 45,683               | 38,927         |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-12 To 31-DEC-12 | 6     | 93.86  | 104.49 | 96.49    | 16.00 | 108.29 | 88.66 | 158.20 | 88.66 to 158.20 | 40,267               | 38,853         |
| 01-JAN-13 To 31-DEC-13 | 1     | 64.27  | 64.27  | 64.27    | 00.00 | 100.00 | 64.27 | 64.27  | N/A             | 65,000               | 41,775         |
| <u>ALL</u>             | 13    | 90.15  | 96.65  | 87.56    | 21.77 | 110.38 | 60.12 | 158.20 | 72.07 to 107.92 | 44,669               | 39,112         |

**VALUATION GROUPING**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01         | 6     | 96.92  | 109.06 | 96.89    | 25.91 | 112.56 | 72.07 | 158.20 | 72.07 to 158.20 | 32,683               | 31,668         |
| 03         | 6     | 89.18  | 85.57  | 80.75    | 19.26 | 105.97 | 60.12 | 107.92 | 60.12 to 107.92 | 47,517               | 38,370         |
| 04         | 1     | 88.66  | 88.66  | 88.66    | 00.00 | 100.00 | 88.66 | 88.66  | N/A             | 99,500               | 88,220         |
| <u>ALL</u> | 13    | 90.15  | 96.65  | 87.56    | 21.77 | 110.38 | 60.12 | 158.20 | 72.07 to 107.92 | 44,669               | 39,112         |

**PROPERTY TYPE \***

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 02         | 1     | 80.79  | 80.79 | 80.79    | 00.00 | 100.00 | 80.79 | 80.79  | N/A             | 127,000              | 102,600        |
| 03         | 12    | 93.86  | 97.97 | 89.45    | 21.83 | 109.52 | 60.12 | 158.20 | 72.07 to 107.92 | 37,808               | 33,821         |
| 04         |       |        |       |          |       |        |       |        |                 |                      |                |
| <u>ALL</u> | 13    | 90.15  | 96.65 | 87.56    | 21.77 | 110.38 | 60.12 | 158.20 | 72.07 to 107.92 | 44,669               | 39,112         |

**63 Nance**  
**COMMERCIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 13  
Total Sales Price : 598,700  
Total Adj. Sales Price : 580,700  
Total Assessed Value : 508,450  
Avg. Adj. Sales Price : 44,669  
Avg. Assessed Value : 39,112

MEDIAN : 90  
WGT. MEAN : 88  
MEAN : 97  
COD : 21.77  
PRD : 110.38

COV : 28.86  
STD : 27.89  
Avg. Abs. Dev : 19.63  
MAX Sales Ratio : 158.20  
MIN Sales Ratio : 60.12

95% Median C.I. : 72.07 to 107.92  
95% Wgt. Mean C.I. : 76.79 to 98.32  
95% Mean C.I. : 79.79 to 113.51

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| SALE PRICE *                |       |        |        |          |       |        |       |        |                 |            | Avg. Adj. | Avg. |
|-----------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE                       | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| ___ Low \$ Ranges ___       |       |        |        |          |       |        |       |        |                 |            |           |      |
| Less Than 5,000             |       |        |        |          |       |        |       |        |                 |            |           |      |
| Less Than 15,000            | 2     | 96.45  | 96.45  | 97.05    | 06.53 | 99.38  | 90.15 | 102.75 | N/A             | 7,300      | 7,085     |      |
| Less Than 30,000            | 7     | 103.68 | 109.06 | 109.72   | 21.18 | 99.40  | 60.12 | 158.20 | 60.12 to 158.20 | 17,386     | 19,076    |      |
| ___ Ranges Excl. Low \$ ___ |       |        |        |          |       |        |       |        |                 |            |           |      |
| Greater Than 4,999          | 13    | 90.15  | 96.65  | 87.56    | 21.77 | 110.38 | 60.12 | 158.20 | 72.07 to 107.92 | 44,669     | 39,112    |      |
| Greater Than 14,999         | 11    | 89.62  | 96.68  | 87.31    | 24.56 | 110.73 | 60.12 | 158.20 | 64.27 to 140.63 | 51,464     | 44,935    |      |
| Greater Than 29,999         | 6     | 84.73  | 82.16  | 81.68    | 11.55 | 100.59 | 64.27 | 97.57  | 64.27 to 97.57  | 76,500     | 62,487    |      |
| ___ Incremental Ranges ___  |       |        |        |          |       |        |       |        |                 |            |           |      |
| 0 TO 4,999                  |       |        |        |          |       |        |       |        |                 |            |           |      |
| 5,000 TO 14,999             | 2     | 96.45  | 96.45  | 97.05    | 06.53 | 99.38  | 90.15 | 102.75 | N/A             | 7,300      | 7,085     |      |
| 15,000 TO 29,999            | 5     | 107.92 | 114.11 | 111.45   | 25.03 | 102.39 | 60.12 | 158.20 | N/A             | 21,420     | 23,872    |      |
| 30,000 TO 59,999            | 1     | 97.57  | 97.57  | 97.57    | 00.00 | 100.00 | 97.57 | 97.57  | N/A             | 34,500     | 33,660    |      |
| 60,000 TO 99,999            | 4     | 80.37  | 78.66  | 80.22    | 13.05 | 98.06  | 64.27 | 89.62  | N/A             | 74,375     | 59,665    |      |
| 100,000 TO 149,999          | 1     | 80.79  | 80.79  | 80.79    | 00.00 | 100.00 | 80.79 | 80.79  | N/A             | 127,000    | 102,600   |      |
| 150,000 TO 249,999          |       |        |        |          |       |        |       |        |                 |            |           |      |
| 250,000 TO 499,999          |       |        |        |          |       |        |       |        |                 |            |           |      |
| 500,000 TO 999,999          |       |        |        |          |       |        |       |        |                 |            |           |      |
| 1,000,000 +                 |       |        |        |          |       |        |       |        |                 |            |           |      |
| ___ ALL ___                 | 13    | 90.15  | 96.65  | 87.56    | 21.77 | 110.38 | 60.12 | 158.20 | 72.07 to 107.92 | 44,669     | 39,112    |      |

| OCCUPANCY CODE |       |        |        |          |       |        |        |        |                 |            | Avg. Adj. | Avg. |
|----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE          | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| Blank          | 2     | 76.43  | 76.43  | 77.99    | 05.70 | 98.00  | 72.07  | 80.79  | N/A             | 93,500     | 72,920    |      |
| 326            | 1     | 102.75 | 102.75 | 102.75   | 00.00 | 100.00 | 102.75 | 102.75 | N/A             | 8,000      | 8,220     |      |
| 340            | 1     | 64.27  | 64.27  | 64.27    | 00.00 | 100.00 | 64.27  | 64.27  | N/A             | 65,000     | 41,775    |      |
| 341            | 1     | 103.68 | 103.68 | 103.68   | 00.00 | 100.00 | 103.68 | 103.68 | N/A             | 20,500     | 21,255    |      |
| 350            | 2     | 149.42 | 149.42 | 150.39   | 05.88 | 99.36  | 140.63 | 158.20 | N/A             | 18,000     | 27,070    |      |
| 406            | 1     | 90.15  | 90.15  | 90.15    | 00.00 | 100.00 | 90.15  | 90.15  | N/A             | 6,600      | 5,950     |      |
| 442            | 2     | 93.60  | 93.60  | 92.17    | 04.25 | 101.55 | 89.62  | 97.57  | N/A             | 53,750     | 49,543    |      |
| 470            | 1     | 88.66  | 88.66  | 88.66    | 00.00 | 100.00 | 88.66  | 88.66  | N/A             | 99,500     | 88,220    |      |
| 528            | 2     | 84.02  | 84.02  | 86.89    | 28.45 | 96.70  | 60.12  | 107.92 | N/A             | 25,300     | 21,983    |      |
| ___ ALL ___    | 13    | 90.15  | 96.65  | 87.56    | 21.77 | 110.38 | 60.12  | 158.20 | 72.07 to 107.92 | 44,669     | 39,112    |      |

**63 Nance**  
**AGRICULTURAL LAND**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 58  
Total Sales Price : 40,683,087  
Total Adj. Sales Price : 41,550,086  
Total Assessed Value : 30,136,662  
Avg. Adj. Sales Price : 716,381  
Avg. Assessed Value : 519,598

MEDIAN : 73  
WGT. MEAN : 73  
MEAN : 77  
COD : 18.70  
PRD : 105.68

COV : 27.50  
STD : 21.08  
Avg. Abs. Dev : 13.66  
MAX Sales Ratio : 160.19  
MIN Sales Ratio : 46.03

95% Median C.I. : 69.27 to 77.08  
95% Wgt. Mean C.I. : 68.52 to 76.54  
95% Mean C.I. : 71.22 to 82.08

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**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u>           |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-11 To 31-DEC-11 | 7     | 79.49  | 83.62 | 76.63    | 15.59 | 109.12 | 63.22 | 102.39 | 63.22 to 102.39 | 593,317              | 454,653        |
| 01-JAN-12 To 31-MAR-12 | 8     | 71.56  | 72.74 | 71.29    | 09.11 | 102.03 | 57.54 | 84.84  | 57.54 to 84.84  | 1,173,868            | 836,888        |
| 01-APR-12 To 30-JUN-12 | 5     | 80.60  | 94.09 | 93.34    | 23.83 | 100.80 | 71.20 | 160.19 | N/A             | 491,991              | 459,219        |
| 01-JUL-12 To 30-SEP-12 |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-12 To 31-DEC-12 | 8     | 75.19  | 75.17 | 73.85    | 13.58 | 101.79 | 48.42 | 104.34 | 48.42 to 104.34 | 685,006              | 505,882        |
| 01-JAN-13 To 31-MAR-13 | 2     | 78.80  | 78.80 | 69.49    | 15.69 | 113.40 | 66.44 | 91.16  | N/A             | 638,750              | 443,876        |
| 01-APR-13 To 30-JUN-13 | 5     | 71.97  | 74.97 | 70.57    | 13.89 | 106.23 | 61.60 | 99.50  | N/A             | 788,080              | 556,165        |
| 01-JUL-13 To 30-SEP-13 | 4     | 76.30  | 80.38 | 74.57    | 17.58 | 107.79 | 62.90 | 106.02 | N/A             | 499,749              | 372,665        |
| 01-OCT-13 To 31-DEC-13 | 8     | 64.36  | 74.04 | 64.74    | 31.09 | 114.37 | 46.03 | 157.49 | 46.03 to 157.49 | 705,992              | 457,082        |
| 01-JAN-14 To 31-MAR-14 | 8     | 66.20  | 64.42 | 67.84    | 11.30 | 94.96  | 46.73 | 76.87  | 46.73 to 76.87  | 682,136              | 462,740        |
| 01-APR-14 To 30-JUN-14 | 3     | 91.34  | 81.56 | 80.16    | 12.35 | 101.75 | 59.75 | 93.58  | N/A             | 581,333              | 466,011        |
| 01-JUL-14 To 30-SEP-14 |       |        |       |          |       |        |       |        |                 |                      |                |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-11 To 30-SEP-12 | 20    | 77.34  | 81.89 | 76.07    | 16.12 | 107.65 | 57.54 | 160.19 | 70.34 to 82.76  | 800,206              | 608,688        |
| 01-OCT-12 To 30-SEP-13 | 19    | 74.05  | 76.60 | 72.51    | 15.07 | 105.64 | 48.42 | 106.02 | 64.83 to 81.74  | 668,260              | 484,542        |
| 01-OCT-13 To 30-SEP-14 | 19    | 64.83  | 71.18 | 68.15    | 22.75 | 104.45 | 46.03 | 157.49 | 59.40 to 76.87  | 676,264              | 460,874        |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-JAN-12 To 31-DEC-12 | 21    | 75.72  | 78.75 | 75.23    | 15.12 | 104.68 | 48.42 | 160.19 | 70.34 to 81.74  | 825,283              | 620,869        |
| 01-JAN-13 To 31-DEC-13 | 19    | 69.77  | 76.12 | 68.53    | 22.86 | 111.08 | 46.03 | 157.49 | 62.90 to 84.12  | 677,096              | 463,994        |
| <u>ALL</u>             | 58    | 73.06  | 76.65 | 72.53    | 18.70 | 105.68 | 46.03 | 160.19 | 69.27 to 77.08  | 716,381              | 519,598        |

**AREA (MARKET)**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1          | 31    | 73.34  | 80.78 | 77.47    | 24.46 | 104.27 | 46.03 | 160.19 | 64.83 to 84.84  | 502,438              | 389,243        |
| 2          | 27    | 72.78  | 71.89 | 69.57    | 11.97 | 103.33 | 46.80 | 93.58  | 66.44 to 77.60  | 962,019              | 669,264        |
| <u>ALL</u> | 58    | 73.06  | 76.65 | 72.53    | 18.70 | 105.68 | 46.03 | 160.19 | 69.27 to 77.08  | 716,381              | 519,598        |

**63 Nance**  
**AGRICULTURAL LAND**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 58  
Total Sales Price : 40,683,087  
Total Adj. Sales Price : 41,550,086  
Total Assessed Value : 30,136,662  
Avg. Adj. Sales Price : 716,381  
Avg. Assessed Value : 519,598

MEDIAN : 73  
WGT. MEAN : 73  
MEAN : 77  
COD : 18.70  
PRD : 105.68

COV : 27.50  
STD : 21.08  
Avg. Abs. Dev : 13.66  
MAX Sales Ratio : 160.19  
MIN Sales Ratio : 46.03

95% Median C.I. : 69.27 to 77.08  
95% Wgt. Mean C.I. : 68.52 to 76.54  
95% Mean C.I. : 71.22 to 82.08

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**95%MLU By Market Area**

| RANGE                      | COUNT     | MEDIAN       | MEAN         | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.       | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>_____Irrigated_____</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 6         | 76.76        | 79.96        | 73.83        | 17.63        | 108.30        | 57.54        | 104.34        | 57.54 to 104.34       | 911,069              | 672,665        |
| 1                          | 4         | 83.27        | 85.16        | 79.56        | 17.16        | 107.04        | 69.77        | 104.34        | N/A                   | 954,619              | 759,464        |
| 2                          | 2         | 69.55        | 69.55        | 60.57        | 17.27        | 114.83        | 57.54        | 81.55         | N/A                   | 823,968              | 499,069        |
| <b>_____Dry_____</b>       |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 8         | 80.05        | 85.83        | 74.74        | 21.87        | 114.84        | 59.40        | 157.49        | 59.40 to 157.49       | 688,336              | 514,477        |
| 1                          | 3         | 91.16        | 109.38       | 103.27       | 28.52        | 105.92        | 79.49        | 157.49        | N/A                   | 206,167              | 212,910        |
| 2                          | 5         | 72.78        | 71.70        | 71.13        | 12.01        | 100.80        | 59.40        | 84.12         | N/A                   | 977,638              | 695,417        |
| <b>_____Grass_____</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 10        | 72.27        | 69.97        | 70.79        | 19.97        | 98.84         | 46.03        | 99.32         | 46.73 to 84.84        | 393,425              | 278,499        |
| 1                          | 10        | 72.27        | 69.97        | 70.79        | 19.97        | 98.84         | 46.03        | 99.32         | 46.73 to 84.84        | 393,425              | 278,499        |
| <b>_____ALL_____</b>       | <b>58</b> | <b>73.06</b> | <b>76.65</b> | <b>72.53</b> | <b>18.70</b> | <b>105.68</b> | <b>46.03</b> | <b>160.19</b> | <b>69.27 to 77.08</b> | <b>716,381</b>       | <b>519,598</b> |

**80%MLU By Market Area**

| RANGE                      | COUNT     | MEDIAN       | MEAN         | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.       | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>_____Irrigated_____</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 18        | 73.01        | 77.67        | 71.72        | 21.12        | 108.30        | 46.80        | 160.19        | 64.80 to 81.55        | 894,768              | 641,695        |
| 1                          | 9         | 71.97        | 85.61        | 80.74        | 25.90        | 106.03        | 63.91        | 160.19        | 64.80 to 104.34       | 737,154              | 595,148        |
| 2                          | 9         | 74.93        | 69.72        | 65.40        | 15.83        | 106.61        | 46.80        | 93.58         | 48.42 to 81.55        | 1,052,382            | 688,242        |
| <b>_____Dry_____</b>       |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 18        | 76.03        | 79.26        | 73.79        | 17.09        | 107.41        | 59.40        | 157.49        | 64.83 to 81.81        | 757,952              | 559,329        |
| 1                          | 8         | 77.61        | 87.93        | 80.22        | 25.38        | 109.61        | 64.83        | 157.49        | 64.83 to 157.49       | 412,556              | 330,938        |
| 2                          | 10        | 74.56        | 72.32        | 71.75        | 10.23        | 100.79        | 59.40        | 84.12         | 61.60 to 81.81        | 1,034,269            | 742,042        |
| <b>_____Grass_____</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 10        | 72.27        | 69.97        | 70.79        | 19.97        | 98.84         | 46.03        | 99.32         | 46.73 to 84.84        | 393,425              | 278,499        |
| 1                          | 10        | 72.27        | 69.97        | 70.79        | 19.97        | 98.84         | 46.03        | 99.32         | 46.73 to 84.84        | 393,425              | 278,499        |
| <b>_____ALL_____</b>       | <b>58</b> | <b>73.06</b> | <b>76.65</b> | <b>72.53</b> | <b>18.70</b> | <b>105.68</b> | <b>46.03</b> | <b>160.19</b> | <b>69.27 to 77.08</b> | <b>716,381</b>       | <b>519,598</b> |



|  |                        |                              |                         |                                   |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 4,110</b> | <b>Value : 1,007,957,980</b> | <b>Growth 5,350,060</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |            | SubUrban |            | Rural   |            | Total   |             | Growth    |
|---------------------------------|---------|------------|----------|------------|---------|------------|---------|-------------|-----------|
|                                 | Records | Value      | Records  | Value      | Records | Value      | Records | Value       |           |
| <b>01. Res UnImp Land</b>       | 140     | 448,512    | 24       | 225,805    | 9       | 94,470     | 173     | 768,787     |           |
| <b>02. Res Improve Land</b>     | 1,070   | 4,537,768  | 73       | 1,849,515  | 139     | 3,678,120  | 1,282   | 10,065,403  |           |
| <b>03. Res Improvements</b>     | 1,074   | 51,452,155 | 75       | 6,493,705  | 143     | 14,515,920 | 1,292   | 72,461,780  |           |
| <b>04. Res Total</b>            | 1,214   | 56,438,435 | 99       | 8,569,025  | 152     | 18,288,510 | 1,465   | 83,295,970  | 2,130,090 |
| <b>% of Res Total</b>           | 82.87   | 67.76      | 6.76     | 10.29      | 10.38   | 21.96      | 35.64   | 8.26        | 39.81     |
| <b>05. Com UnImp Land</b>       | 17      | 184,390    | 2        | 27,635     | 3       | 66,645     | 22      | 278,670     |           |
| <b>06. Com Improve Land</b>     | 156     | 462,840    | 11       | 291,375    | 0       | 0          | 167     | 754,215     |           |
| <b>07. Com Improvements</b>     | 167     | 13,768,610 | 12       | 4,555,570  | 4       | 18,185     | 183     | 18,342,365  |           |
| <b>08. Com Total</b>            | 184     | 14,415,840 | 14       | 4,874,580  | 7       | 84,830     | 205     | 19,375,250  | 678,305   |
| <b>% of Com Total</b>           | 89.76   | 74.40      | 6.83     | 25.16      | 3.41    | 0.44       | 4.99    | 1.92        | 12.68     |
| <b>09. Ind UnImp Land</b>       | 1       | 51,630     | 0        | 0          | 0       | 0          | 1       | 51,630      |           |
| <b>10. Ind Improve Land</b>     | 0       | 0          | 0        | 0          | 2       | 895,500    | 2       | 895,500     |           |
| <b>11. Ind Improvements</b>     | 0       | 0          | 0        | 0          | 3       | 8,726,860  | 3       | 8,726,860   |           |
| <b>12. Ind Total</b>            | 1       | 51,630     | 0        | 0          | 3       | 9,622,360  | 4       | 9,673,990   | 90,755    |
| <b>% of Ind Total</b>           | 25.00   | 0.53       | 0.00     | 0.00       | 75.00   | 99.47      | 0.10    | 0.96        | 1.70      |
| <b>13. Rec UnImp Land</b>       | 0       | 0          | 6        | 296,490    | 13      | 1,416,205  | 19      | 1,712,695   |           |
| <b>14. Rec Improve Land</b>     | 0       | 0          | 2        | 64,810     | 7       | 376,610    | 9       | 441,420     |           |
| <b>15. Rec Improvements</b>     | 0       | 0          | 2        | 33,945     | 24      | 584,040    | 26      | 617,985     |           |
| <b>16. Rec Total</b>            | 0       | 0          | 8        | 395,245    | 37      | 2,376,855  | 45      | 2,772,100   | 18,620    |
| <b>% of Rec Total</b>           | 0.00    | 0.00       | 17.78    | 14.26      | 82.22   | 85.74      | 1.09    | 0.28        | 0.35      |
| <b>Res &amp; Rec Total</b>      | 1,214   | 56,438,435 | 107      | 8,964,270  | 189     | 20,665,365 | 1,510   | 86,068,070  | 2,148,710 |
| <b>% of Res &amp; Rec Total</b> | 80.40   | 65.57      | 7.09     | 10.42      | 12.52   | 24.01      | 36.74   | 8.54        | 40.16     |
| <b>Com &amp; Ind Total</b>      | 185     | 14,467,470 | 14       | 4,874,580  | 10      | 9,707,190  | 209     | 29,049,240  | 769,060   |
| <b>% of Com &amp; Ind Total</b> | 88.52   | 49.80      | 6.70     | 16.78      | 4.78    | 33.42      | 5.09    | 2.88        | 14.37     |
| <b>17. Taxable Total</b>        | 1,399   | 70,905,905 | 121      | 13,838,850 | 199     | 30,372,555 | 1,719   | 115,117,310 | 2,917,770 |
| <b>% of Taxable Total</b>       | 81.38   | 61.59      | 7.04     | 12.02      | 11.58   | 26.38      | 41.82   | 11.42       | 54.54     |

Schedule II : Tax Increment Financing (TIF)

|                  | Urban   |            |              | SubUrban |            |              |
|------------------|---------|------------|--------------|----------|------------|--------------|
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 2       | 27,820     | 609,105      | 0        | 0          | 0            |
| 19. Commercial   | 3       | 21,165     | 987,325      | 0        | 0          | 0            |
| 20. Industrial   | 1       | 51,630     | 4,108,925    | 0        | 0          | 0            |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
|                  | Rural   |            |              | Total    |            |              |
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 0       | 0          | 0            | 2        | 27,820     | 609,105      |
| 19. Commercial   | 0       | 0          | 0            | 3        | 21,165     | 987,325      |
| 20. Industrial   | 0       | 0          | 0            | 1        | 51,630     | 4,108,925    |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
| 22. Total Sch II |         |            |              | 6        | 100,615    | 5,705,355    |

Schedule III : Mineral Interest Records

| Mineral Interest  | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing     | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |
| 24. Non-Producing | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |
| 25. Total         | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 151           | 11               | 280           | 442           |

Schedule V : Agricultural Records

|                      | Urban   |         | SubUrban |           | Rural   |             | Total   |             |
|----------------------|---------|---------|----------|-----------|---------|-------------|---------|-------------|
|                      | Records | Value   | Records  | Value     | Records | Value       | Records | Value       |
| 27. Ag-Vacant Land   | 6       | 95,760  | 38       | 7,194,305 | 1,703   | 582,752,323 | 1,747   | 590,042,388 |
| 28. Ag-Improved Land | 3       | 302,145 | 40       | 5,075,695 | 644     | 249,007,440 | 687     | 254,385,280 |
| 29. Ag Improvements  | 3       | 142,225 | 25       | 2,422,480 | 616     | 45,848,297  | 644     | 48,413,002  |
| 30. Ag Total         |         |         |          |           |         |             | 2,391   | 892,840,670 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban     |                 |                   | Growth           |
|---------------------------|---------|----------|------------|--------------|-----------------|-------------------|------------------|
|                           | Records | Acres    | Value      | Records      | Acres           | Value             |                  |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 1            | 1.00            | 12,000            |                  |
| 32. HomeSite Improv Land  | 1       | 2.00     | 24,000     | 14           | 18.02           | 216,240           |                  |
| 33. HomeSite Improvements | 1       | 0.00     | 90,120     | 16           | 0.00            | 1,623,970         |                  |
| 34. HomeSite Total        |         |          |            |              |                 |                   |                  |
| 35. FarmSite UnImp Land   | 1       | 0.50     | 1,500      | 1            | 5.75            | 17,250            |                  |
| 36. FarmSite Improv Land  | 2       | 2.86     | 8,580      | 18           | 46.30           | 138,900           |                  |
| 37. FarmSite Improvements | 2       | 0.00     | 52,105     | 24           | 0.00            | 798,510           |                  |
| 38. FarmSite Total        |         |          |            |              |                 |                   |                  |
| 39. Road & Ditches        | 2       | 3.09     | 0          | 53           | 59.96           | 0                 |                  |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0            | 0.00            | 0                 |                  |
|                           | Records | Acres    | Value      | Records      | Acres           | Value             | Growth           |
| 31. HomeSite UnImp Land   | 16      | 16.98    | 203,760    | 17           | 17.98           | 215,760           |                  |
| 32. HomeSite Improv Land  | 328     | 347.81   | 4,173,720  | 343          | 367.83          | 4,413,960         |                  |
| 33. HomeSite Improvements | 345     | 0.00     | 20,561,540 | 362          | 0.00            | 22,275,630        | 598,565          |
| 34. HomeSite Total        |         |          |            | <b>379</b>   | <b>385.81</b>   | <b>26,905,350</b> |                  |
| 35. FarmSite UnImp Land   | 30      | 105.33   | 315,990    | 32           | 111.58          | 334,740           |                  |
| 36. FarmSite Improv Land  | 501     | 1,598.08 | 4,772,350  | 521          | 1,647.24        | 4,919,830         |                  |
| 37. FarmSite Improvements | 573     | 0.00     | 25,286,757 | 599          | 0.00            | 26,137,372        | 1,833,725        |
| 38. FarmSite Total        |         |          |            | <b>631</b>   | <b>1,758.82</b> | <b>31,391,942</b> |                  |
| 39. Road & Ditches        | 1,877   | 4,537.16 | 0          | 1,932        | 4,600.21        | 0                 |                  |
| 40. Other- Non Ag Use     | 4       | 24.13    | 90,390     | 4            | 24.13           | 90,390            |                  |
| 41. Total Section VI      |         |          |            | <b>1,010</b> | <b>6,768.97</b> | <b>58,387,682</b> | <b>2,432,290</b> |

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

|                  | Urban   |          |           | SubUrban |          |           |
|------------------|---------|----------|-----------|----------|----------|-----------|
|                  | Records | Acres    | Value     | Records  | Acres    | Value     |
| 42. Game & Parks | 0       | 0.00     | 0         | 0        | 0.00     | 0         |
|                  | Rural   |          |           | Total    |          |           |
|                  | Records | Acres    | Value     | Records  | Acres    | Value     |
| 42. Game & Parks | 9       | 1,123.70 | 2,156,600 | 9        | 1,123.70 | 2,156,600 |

Schedule VIII : Agricultural Records : Special Value

|                         | Urban   |       |       | SubUrban |       |       |
|-------------------------|---------|-------|-------|----------|-------|-------|
|                         | Records | Acres | Value | Records  | Acres | Value |
| 43. Special Value       | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
| 44. Recapture Value N/A | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
|                         | Rural   |       |       | Total    |       |       |
|                         | Records | Acres | Value | Records  | Acres | Value |
| 43. Special Value       | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
| 44. Market Value        | 0       | 0     | 0     | 0        | 0     | 0     |

\* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated              | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1                | 5,560.28   | 15.03%      | 25,066,740  | 15.19%      | 4,508.18                |
| 46. 1A                 | 2,526.00   | 6.83%       | 11,367,000  | 6.89%       | 4,500.00                |
| 47. 2A1                | 9,421.05   | 25.47%      | 42,329,855  | 25.65%      | 4,493.11                |
| 48. 2A                 | 5,900.57   | 15.95%      | 26,426,325  | 16.01%      | 4,478.61                |
| 49. 3A1                | 2,922.21   | 7.90%       | 12,941,220  | 7.84%       | 4,428.57                |
| 50. 3A                 | 2,445.40   | 6.61%       | 10,817,795  | 6.55%       | 4,423.73                |
| 51. 4A1                | 4,345.39   | 11.75%      | 19,111,135  | 11.58%      | 4,398.03                |
| 52. 4A                 | 3,864.72   | 10.45%      | 16,992,520  | 10.30%      | 4,396.83                |
| 53. Total              | 36,985.62  | 100.00%     | 165,052,590 | 100.00%     | 4,462.62                |
| <b>Dry</b>             |            |             |             |             |                         |
| 54. 1D1                | 2,908.46   | 7.72%       | 9,855,430   | 7.79%       | 3,388.54                |
| 55. 1D                 | 8,114.62   | 21.54%      | 27,479,390  | 21.72%      | 3,386.41                |
| 56. 2D1                | 5,341.73   | 14.18%      | 17,981,255  | 14.21%      | 3,366.19                |
| 57. 2D                 | 4,471.89   | 11.87%      | 14,947,690  | 11.82%      | 3,342.59                |
| 58. 3D1                | 2,568.10   | 6.82%       | 8,577,225   | 6.78%       | 3,339.91                |
| 59. 3D                 | 1,558.86   | 4.14%       | 5,182,220   | 4.10%       | 3,324.37                |
| 60. 4D1                | 7,607.56   | 20.20%      | 25,442,835  | 20.11%      | 3,344.41                |
| 61. 4D                 | 5,094.88   | 13.53%      | 17,039,390  | 13.47%      | 3,344.41                |
| 62. Total              | 37,666.10  | 100.00%     | 126,505,435 | 100.00%     | 3,358.60                |
| <b>Grass</b>           |            |             |             |             |                         |
| 63. 1G1                | 753.62     | 0.98%       | 925,930     | 1.00%       | 1,228.64                |
| 64. 1G                 | 2,118.29   | 2.75%       | 2,648,910   | 2.87%       | 1,250.49                |
| 65. 2G1                | 3,547.43   | 4.60%       | 4,320,955   | 4.68%       | 1,218.05                |
| 66. 2G                 | 5,203.77   | 6.75%       | 6,354,995   | 6.88%       | 1,221.23                |
| 67. 3G1                | 4,320.68   | 5.60%       | 5,290,915   | 5.73%       | 1,224.56                |
| 68. 3G                 | 4,181.06   | 5.42%       | 5,004,465   | 5.42%       | 1,196.94                |
| 69. 4G1                | 18,850.12  | 24.44%      | 23,065,765  | 24.96%      | 1,223.64                |
| 70. 4G                 | 38,160.43  | 49.47%      | 44,789,500  | 48.47%      | 1,173.72                |
| 71. Total              | 77,135.40  | 100.00%     | 92,401,435  | 100.00%     | 1,197.91                |
| <b>Irrigated Total</b> |            |             |             |             |                         |
|                        | 36,985.62  | 23.88%      | 165,052,590 | 42.68%      | 4,462.62                |
| <b>Dry Total</b>       |            |             |             |             |                         |
|                        | 37,666.10  | 24.32%      | 126,505,435 | 32.71%      | 3,358.60                |
| <b>Grass Total</b>     |            |             |             |             |                         |
|                        | 77,135.40  | 49.79%      | 92,401,435  | 23.89%      | 1,197.91                |
| 72. Waste              | 819.18     | 0.53%       | 243,480     | 0.06%       | 297.22                  |
| 73. Other              | 2,300.56   | 1.49%       | 2,560,928   | 0.66%       | 1,113.18                |
| 74. Exempt             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 75. Market Area Total  | 154,906.86 | 100.00%     | 386,763,868 | 100.00%     | 2,496.75                |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated              | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1                | 12,110.06  | 29.93%      | 65,999,850  | 30.29%      | 5,450.00                |
| 46. 1A                 | 8,754.72   | 21.64%      | 47,538,125  | 21.82%      | 5,430.00                |
| 47. 2A1                | 4,254.27   | 10.51%      | 22,973,080  | 10.54%      | 5,400.01                |
| 48. 2A                 | 870.00     | 2.15%       | 4,628,390   | 2.12%       | 5,319.99                |
| 49. 3A1                | 1,782.36   | 4.41%       | 9,473,240   | 4.35%       | 5,315.00                |
| 50. 3A                 | 3,533.52   | 8.73%       | 18,780,670  | 8.62%       | 5,315.00                |
| 51. 4A1                | 5,193.55   | 12.84%      | 27,525,815  | 12.63%      | 5,300.00                |
| 52. 4A                 | 3,962.26   | 9.79%       | 20,980,160  | 9.63%       | 5,295.00                |
| 53. Total              | 40,460.74  | 100.00%     | 217,899,330 | 100.00%     | 5,385.45                |
| <b>Dry</b>             |            |             |             |             |                         |
| 54. 1D1                | 2,326.15   | 6.72%       | 11,956,010  | 6.92%       | 5,139.83                |
| 55. 1D                 | 11,508.77  | 33.23%      | 58,694,725  | 33.96%      | 5,100.00                |
| 56. 2D1                | 2,747.54   | 7.93%       | 13,678,105  | 7.91%       | 4,978.31                |
| 57. 2D                 | 397.10     | 1.15%       | 1,965,660   | 1.14%       | 4,950.04                |
| 58. 3D1                | 1,943.70   | 5.61%       | 9,621,335   | 5.57%       | 4,950.01                |
| 59. 3D                 | 4,245.22   | 12.26%      | 20,928,935  | 12.11%      | 4,930.00                |
| 60. 4D1                | 6,422.25   | 18.54%      | 31,533,250  | 18.24%      | 4,910.00                |
| 61. 4D                 | 5,044.11   | 14.56%      | 24,464,000  | 14.15%      | 4,850.01                |
| 62. Total              | 34,634.84  | 100.00%     | 172,842,020 | 100.00%     | 4,990.41                |
| <b>Grass</b>           |            |             |             |             |                         |
| 63. 1G1                | 728.66     | 2.05%       | 1,236,265   | 2.20%       | 1,696.63                |
| 64. 1G                 | 1,779.24   | 5.01%       | 3,140,545   | 5.59%       | 1,765.10                |
| 65. 2G1                | 3,271.25   | 9.22%       | 5,296,155   | 9.43%       | 1,619.00                |
| 66. 2G                 | 1,229.37   | 3.46%       | 1,992,375   | 3.55%       | 1,620.65                |
| 67. 3G1                | 1,134.40   | 3.20%       | 1,929,465   | 3.43%       | 1,700.87                |
| 68. 3G                 | 2,568.73   | 7.24%       | 4,323,010   | 7.70%       | 1,682.94                |
| 69. 4G1                | 5,866.15   | 16.53%      | 9,605,310   | 17.10%      | 1,637.41                |
| 70. 4G                 | 18,909.24  | 53.28%      | 28,654,185  | 51.01%      | 1,515.35                |
| 71. Total              | 35,487.04  | 100.00%     | 56,177,310  | 100.00%     | 1,583.04                |
| <b>Irrigated Total</b> |            |             |             |             |                         |
|                        | 40,460.74  | 36.22%      | 217,899,330 | 48.67%      | 5,385.45                |
| <b>Dry Total</b>       |            |             |             |             |                         |
|                        | 34,634.84  | 31.00%      | 172,842,020 | 38.61%      | 4,990.41                |
| <b>Grass Total</b>     |            |             |             |             |                         |
|                        | 35,487.04  | 31.76%      | 56,177,310  | 12.55%      | 1,583.04                |
| 72. Waste              | 549.81     | 0.49%       | 162,865     | 0.04%       | 296.22                  |
| 73. Other              | 585.37     | 0.52%       | 607,595     | 0.14%       | 1,037.97                |
| 74. Exempt             | 79.11      | 0.07%       | 0           | 0.00%       | 0.00                    |
| 75. Market Area Total  | 111,717.80 | 100.00%     | 447,689,120 | 100.00%     | 4,007.32                |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban        |                | SubUrban        |                   | Rural             |                    | Total             |                    |
|----------------------|--------------|----------------|-----------------|-------------------|-------------------|--------------------|-------------------|--------------------|
|                      | Acres        | Value          | Acres           | Value             | Acres             | Value              | Acres             | Value              |
| <b>76. Irrigated</b> | 65.30        | 324,720        | 1,296.10        | 6,711,545         | 76,084.96         | 375,915,655        | 77,446.36         | 382,951,920        |
| <b>77. Dry Land</b>  | 6.00         | 30,840         | 709.77          | 3,469,230         | 71,585.17         | 295,847,385        | 72,300.94         | 299,347,455        |
| <b>78. Grass</b>     | 5.77         | 8,265          | 1,162.35        | 1,642,965         | 111,454.32        | 146,927,515        | 112,622.44        | 148,578,745        |
| <b>79. Waste</b>     | 0.00         | 0              | 136.55          | 38,040            | 1,232.44          | 368,305            | 1,368.99          | 406,345            |
| <b>80. Other</b>     | 0.00         | 0              | 23.41           | 23,830            | 2,862.52          | 3,144,693          | 2,885.93          | 3,168,523          |
| <b>81. Exempt</b>    | 0.00         | 0              | 0.00            | 0                 | 79.11             | 0                  | 79.11             | 0                  |
| <b>82. Total</b>     | <b>77.07</b> | <b>363,825</b> | <b>3,328.18</b> | <b>11,885,610</b> | <b>263,219.41</b> | <b>822,203,553</b> | <b>266,624.66</b> | <b>834,452,988</b> |

|                  | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| <b>Irrigated</b> | 77,446.36         | 29.05%         | 382,951,920        | 45.89%         | 4,944.74                |
| <b>Dry Land</b>  | 72,300.94         | 27.12%         | 299,347,455        | 35.87%         | 4,140.30                |
| <b>Grass</b>     | 112,622.44        | 42.24%         | 148,578,745        | 17.81%         | 1,319.26                |
| <b>Waste</b>     | 1,368.99          | 0.51%          | 406,345            | 0.05%          | 296.82                  |
| <b>Other</b>     | 2,885.93          | 1.08%          | 3,168,523          | 0.38%          | 1,097.92                |
| <b>Exempt</b>    | 79.11             | 0.03%          | 0                  | 0.00%          | 0.00                    |
| <b>Total</b>     | <b>266,624.66</b> | <b>100.00%</b> | <b>834,452,988</b> | <b>100.00%</b> | <b>3,129.69</b>         |

## 2015 County Abstract of Assessment for Real Property, Form 45 Compared with the 2014 Certificate of Taxes Levied (CTL)

63 Nance

|   | 2014 CTL<br>County Total | 2015 Form 45<br>County Total | Value Difference<br>(2015 form 45 - 2014 CTL) | Percent<br>Change | 2015 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 78,867,790               | 83,295,970                   | 4,428,180                                     | 5.61%             | 2,130,090                               | 2.91%                          |
| 02. Recreational  | 2,275,810                | 2,772,100                    | 496,290                                       | 21.81%            | 18,620                                  | 20.99%                         |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 22,181,800               | 26,905,350                   | 4,723,550                                     | 21.29%            | 598,565                                 | 18.60%                         |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>103,325,400</b>       | <b>112,973,420</b>           | <b>9,648,020</b>                              | <b>9.34%</b>      | <b>2,747,275</b>                        | <b>6.68%</b>                   |
| 05. Commercial  | 18,588,130               | 19,375,250                   | 787,120                                       | 4.23%             | 678,305                                 | 0.59%                          |
| 06. Industrial  | 9,673,990                | 9,673,990                    | 0   | 0.00%             | 90,755                                  | -0.94%                         |
| 07. Ag-Farmsite Land, Outbuildings                                | 28,029,530               | 31,391,942                   | 3,362,412                                     | 12.00%            | 1,833,725                               | 5.45%                          |
| 08. Minerals  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| <b>09. Total Commercial (sum lines 5-8)</b>                       | <b>56,291,650</b>        | <b>60,441,182</b>            | <b>4,149,532</b>                              | <b>7.37%</b>      | <b>2,602,785</b>                        | <b>2.75%</b>                   |
| <b>10. Total Non-Agland Real Property</b>                         | <b>159,617,050</b>       | <b>173,504,992</b>           | <b>13,887,942</b>                             | <b>8.70%</b>      | <b>5,350,060</b>                        | <b>5.35%</b>                   |
| 11. Irrigated   | 331,592,020              | 382,951,920                  | 51,359,900                                    | 15.49%            |   |                                |
| 12. Dryland   | 237,817,450              | 299,347,455                  | 61,530,005                                    | 25.87%            |   |                                |
| 13. Grassland   | 112,949,520              | 148,578,745                  | 35,629,225                                    | 31.54%            |   |                                |
| 14. Wasteland   | 400,185                  | 406,345                      | 6,160   | 1.54%             |   |                                |
| 15. Other Agland  | 1,872,013                | 3,168,523                    | 1,296,510                                     | 69.26%            |   |                                |
| <b>16. Total Agricultural Land</b>                                | <b>684,631,188</b>       | <b>834,452,988</b>           | <b>149,821,800</b>                            | <b>21.88%</b>     |   |                                |
| <b>17. Total Value of all Real Property</b><br>(Locally Assessed) | <b>844,248,238</b>       | <b>1,007,957,980</b>         | <b>163,709,742</b>                            | <b>19.39%</b>     | <b>5,350,060</b>                        | <b>18.76%</b>                  |

**Nance County**  
**3 Year Plan of Assessment**  
**2015-2017**

**Introduction**

Pursuant to Neb. Laws 2005, LB 263, § 9, on or before June 15<sup>th</sup> each year the Assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31<sup>st</sup>, and to the Department of Property Assessment & Taxation on or before October 31<sup>st</sup> each year. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance County Assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value of quality of assessment practices required by law and the resources necessary to complete those actions.

**Real Property Assessment Requirements**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by laws as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003)

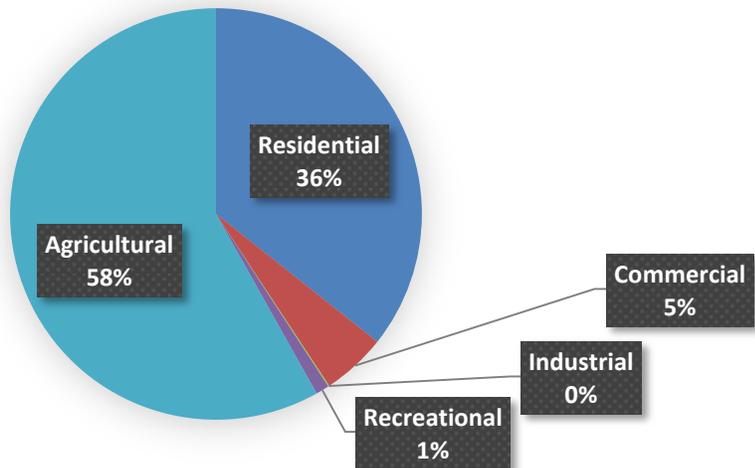
Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land.
2. 75% of actual value for agricultural land and horticultural land.
3. 75% of special value for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

**General Description of Real Property in Nance County**

As reported on the 2014 County Abstract, Nance County has a total of 4,110 real property parcels. The residential parcel count (1,466) is approximately 36% of the total; the commercial parcel count (208) is approximately 5% of the total; the Industrial parcel count (4) is approximately (0.10%) of the total; and the recreational parcel count (43) is approximately 1% of the total. Agriculture parcels (2,389) account for about 63% of the total. The total Nance county real estate valuations as reported on the 2014 Abstract of Assessment, excluding centrally assessed property, is \$844,622,948. The following chart provides a visual representation of the property classification breakdown.

## Property Classification Breakdown (by percentage)



### Budget

2013/2014 Assessor's Budget \$115,100.00

2013/2014 Appraisal Budget \$82,452.12

2014/2015 Assessor's Budget \$104,870.00

2014/2015 Appraisal Budget \$89,605.00

### Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor, Deputy, and one part-time clerk. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by 521 transfer statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the Deputy. The assessor, deputy and clerk manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy hold the assessor certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and plans to acquire the required certification for IAAO Course 300-Fundamentals of Mass Appraisal within the next two years.

### 3-YEAR APPRAISAL PLAN

#### 2015

##### Residential

Nance County will begin review of our rural improvements this year. Nance County has contracted with GIS Workshop to assist with new aerial oblique imagery to assist with the review of our rural parcels. The last oblique photos were taken in 2000. This imagery will assist with our review and will be made available on our WebGIS program for property owners to access and view these images online. Review of these rural improvement parcels will be a 2-year process and will continue into year 2016. Sales review and pick-up work will be completed for all other residential properties in the county. In addition, new costing and depreciation will be used.

##### Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

##### Agricultural

Market Areas were changed in 2014 from 3 areas to 2. The assessor will determine if further adjustments are necessary to the market area boundaries upon review of the sales by land classification groups in order to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

#### 2016

##### Residential

Nance County will complete the review of rural improvement parcels. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

##### Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

##### Agricultural

The assessor will continue to monitor the new Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

## **2017**

### **Residential**

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

### **Commercial**

Review of commercial and industrial properties will begin in the fall of 2016 to be completed for year 2017 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of all commercial properties will take place. Nance County has 204 commercial parcels, of which 167 are improved parcels.

### **Agricultural**

The assessor will continue to monitor the new Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

### **Conclusion**

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Megan Zoucha  
Nance County Assessor

## 2015 Assessment Survey for Nance County

### A. Staffing and Funding Information

|            |  |
|------------|--|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>   |
|            | 1  |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>  |
|            | 1 (part-time)  |
| <b>3.</b>  | <b>Other full-time employees:</b>  |
|            | -  |
| <b>4.</b>  | <b>Other part-time employees:</b>  |
|            | 1  |
| <b>5.</b>  | <b>Number of shared employees:</b>   |
|            | -  |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>                            |
|            | \$104,870  |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>                      |
|            | \$104,870  |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|            | -  |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|            | \$89,605   |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|            | \$1,000  |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|            | \$800<br>\$600 (appraisal fund)  |
| <b>12.</b> | <b>Other miscellaneous funds:</b>  |
|            | \$400<br>\$300 (appraisal fund)  |
| <b>13.</b> | <b>Amount of last year's assessor's budget not used:</b>                               |
|            | \$14,316   |

## B. Computer, Automation Information and GIS

|    |  |
|----|--|
| 1. | <b>Administrative software:</b>  |
|    | MIPS   |
| 2. | <b>CAMA software:</b>  |
|    | MIPS   |
| 3. | <b>Are cadastral maps currently being used?</b>                        |
|    | Yes  |
| 4. | <b>If so, who maintains the Cadastral Maps?</b>                        |
|    | Assessor and staff   |
| 5. | <b>Does the county have GIS software?</b>                              |
|    | Yes  |
| 6. | <b>Is GIS available to the public? If so, what is the web address?</b> |
|    | Yes<br>nance.gisworkshop.com   |
| 7. | <b>Who maintains the GIS software and maps?</b>                        |
|    | GIS Workshop Inc. and assessor staff                                   |
| 8. | <b>Personal Property software:</b>                                     |
|    | MIPS   |

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>                 |
|    | Yes   |
| 2. | <b>If so, is the zoning countywide?</b>             |
|    | County wide except the village of Belgrade          |
| 3. | <b>What municipalities in the county are zoned?</b> |
|    | All except the village of Belgrade                  |
| 4. | <b>When was zoning implemented?</b>                 |
|    | 2000  |

### D. Contracted Services

|    |                            |
|----|----------------------------|
| 1. | <b>Appraisal Services:</b> |
|    | -                          |
| 2. | <b>GIS Services:</b>       |
|    | GIS Workshop Inc.          |
| 3. | <b>Other services:</b>     |
|    | -                          |

### E. Appraisal /Listing Services

|    |  |
|----|--|
| 1. | <b>Does the county employ outside help for appraisal or listing services?</b>                    |
|    | No   |
| 2. | <b>If so, is the appraisal or listing service performed under contract?</b>                      |
|    | -  |
| 3. | <b>What appraisal certifications or qualifications does the County require?</b>                  |
|    | -  |
| 4. | <b>Have the existing contracts been approved by the PTA?</b>                                     |
|    | -  |
| 5. | <b>Does the appraisal or listing service providers establish assessed values for the county?</b> |
|    | -  |



# 2015 Certification for Nance County

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This is to certify that the 2015 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Nance County Assessor.

Dated this 7th day of April, 2015.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



